

Delegated Report

Householder Planning Application

Planning Application No: 20250290

Location: 12 Old Road East Gravesend Kent DA12 1NQ

Description: Erection of a single storey rear extension with two roof lanterns and raised platform in garden. Erection of a front porch. Installation of 4 roof lights to main roof. Erection of an outbuilding in rear garden.

Applicant: Mr And Mrs Arjun And Sumeeta Malkotia

Site Visit Date: Street View site visit undertaken on 10.04.25. Additionally, site photos were requested from the agent, and were provided.

Preliminary and Procedural Matters

During the course of the application, it was noted there were inconsistencies with the plans, including plan measurements, dimensions and annotations. Several sets of revisions were sought from the agent during the amendment time period, and accordingly; extensions of time were agreed. The latest set of drawings received on 01.07.25 were accepted by the Local Planning Authority. It should be noted that the drawings measure differently to the dimensions described on the plans, and for the avoidance of doubt, the dimensions on the plans should be disregarded, the proposal will be assessed in accordance with the measurements scaled from the plans themselves. In this instance, re-consultation was not considered to be necessary.

Submitted Documents/Plans

Application Form;
Drawing No. S01 – Block Plan – Existing;
Drawing No. S02 P3 – REVISED Block Plan – Proposed;
Drawing No. S03 – Floor Plans – Existing;
Drawing No. S04 – Loft and Roof Plan – Existing;
Drawing No. S05 – Elevations – Existing;
Drawing No. S06 P3 – REVISED Floor Plans – Proposed;
Drawing No. S07 P3 – REVISED Roof Plan – Proposed;
Drawing No. S08 P2 – REVISED Front and Rear Elevations – Proposed;
Drawing No. S09 P3 – REVISED Side Elevations – Proposed;
Drawing No. S10 P3 – REVISED Outbuilding Floor Plan Roof Plan and Elevations – Proposed; and
Drawing No. S15 P2– REVISED Loft Plan – Proposed.

Superseded Documents/Plans

~~Drawing No. S02 – Block Plan – Proposed;~~
~~Drawing No. S06 – Floor Plans – Proposed;~~
~~Drawing No. S07 – Roof Plan – Proposed;~~
~~Drawing No. S07 P1 – Roof Plan – Proposed;~~
~~Drawing No. S08 – Front and Rear Elevations – Proposed;~~
~~Drawing No. S09 – Side Elevations – Proposed;~~
~~Drawing No. S10 – Outbuilding Floor Plan Roof Plan and Elevations – Proposed; and~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19870741	Erection of side extension at first floor level to form bedroom and en-suite shower rooms, single storey rear extension to form conservatory and erection of a detached double garage and a shed at the rear.	Permitted	05.10.1987

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 10.04.25 and no responses were received. The overall consultation period expired on 02.05.25.

Site Description

12 Old Road East is a two-storey detached dwelling located to the south west of old road east. The land levels slope downwards, towards the south west.

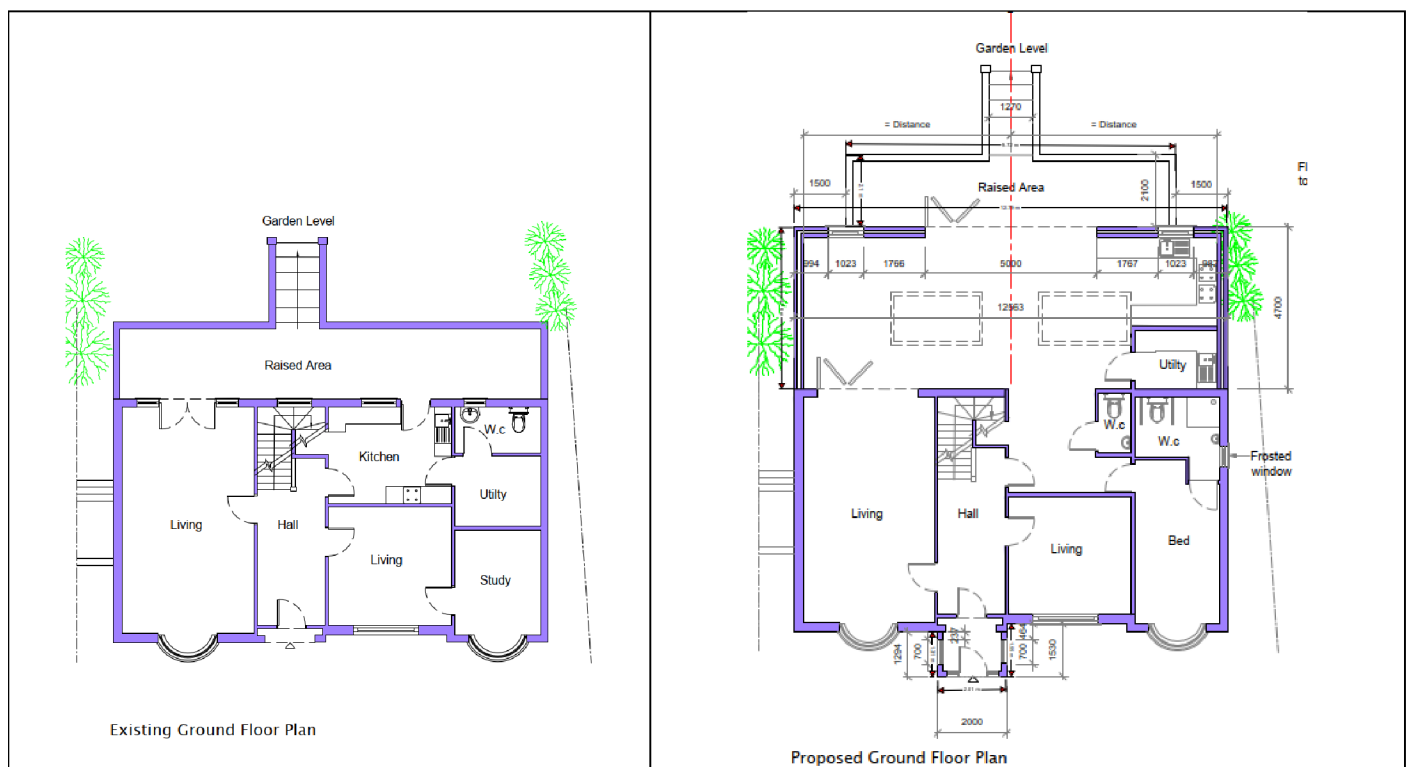
Site Photo

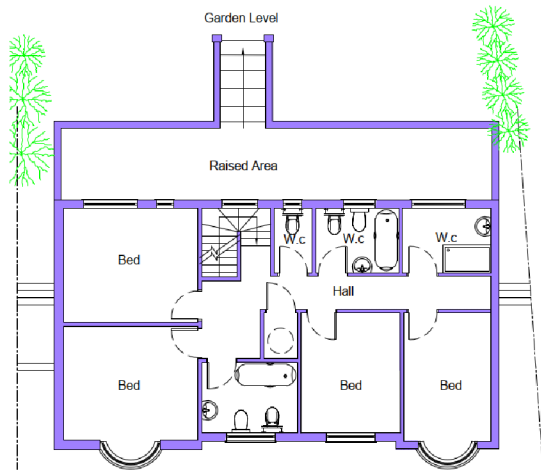


This application proposes the erection of a single storey rear extension with two roof lanterns, along with a raised platform in the rear garden and an outbuilding in the rear garden. In addition, the erection of a front porch and 4 roof lights in the main roof slope is proposed.

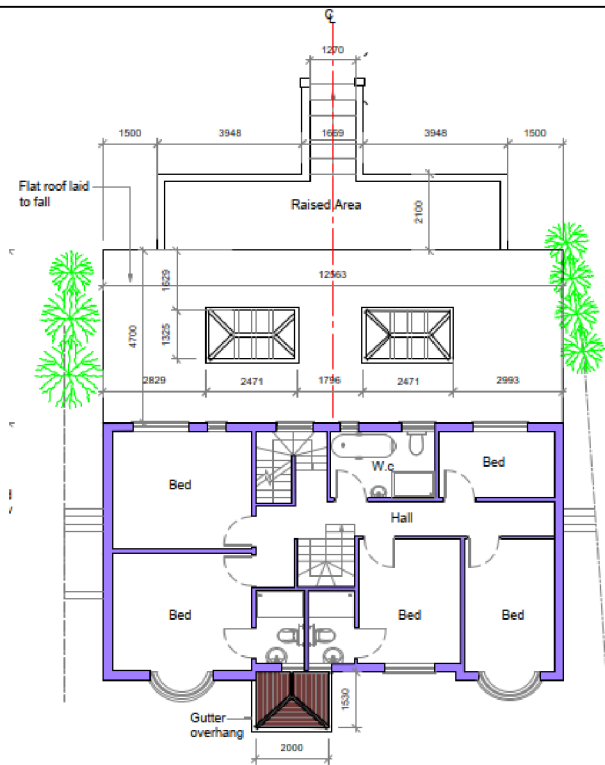
Proposed Development

The development would create space for internal layout alterations, and would facilitate additional bedrooms, additional living area and enlarged kitchen (open plan), a porch, new/additional WC/ensuite/bathrooms. Case officer measurements are indicated in black and red below.

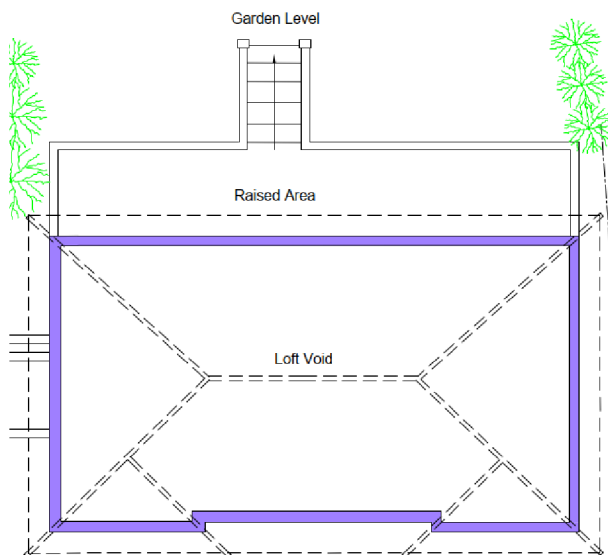




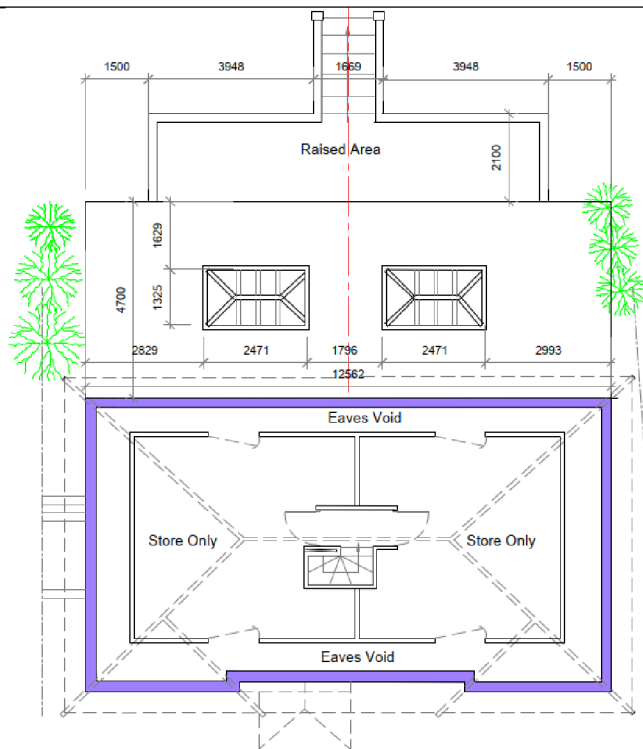
Existing First Floor Plan



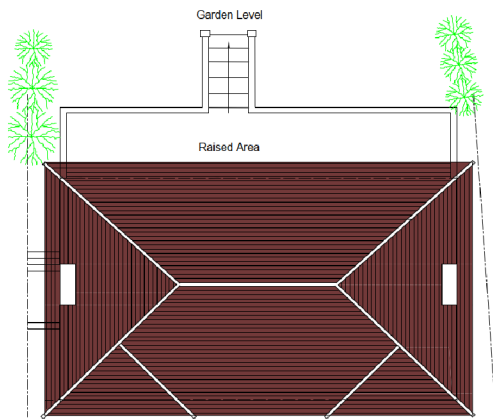
Proposed First Floor Plan



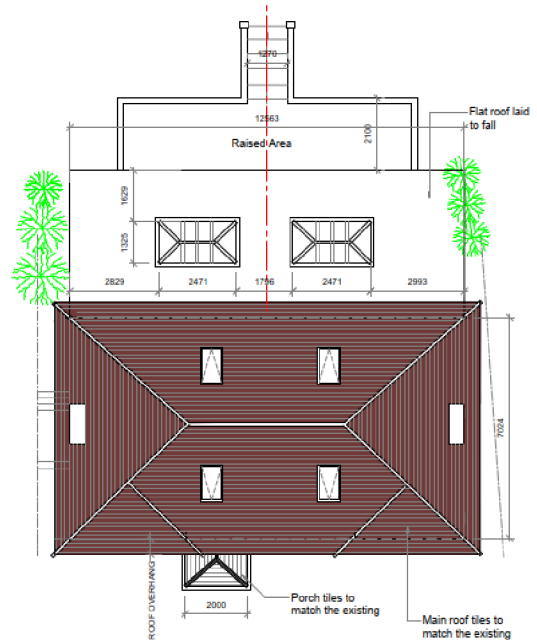
Existing Loft Plan



Proposed Loft Plan



Existing Roof Plan



Proposed Roof Plan



Existing Front Elevation



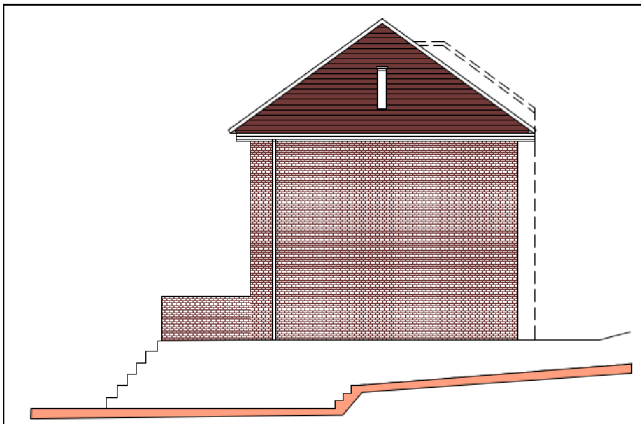
Proposed Front Elevation



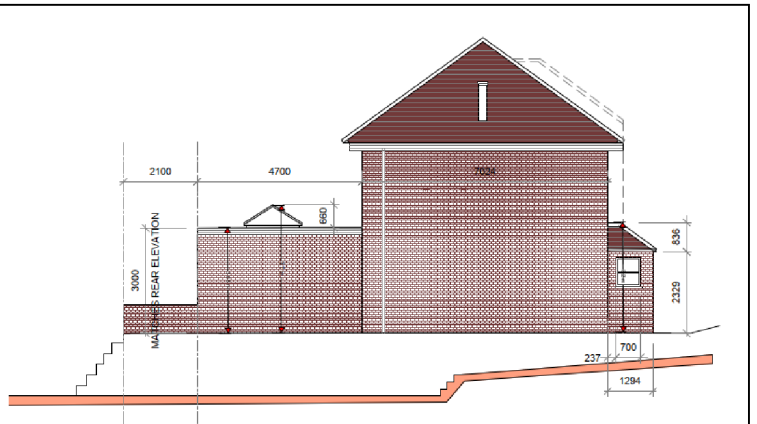
Existing Rear Elevation



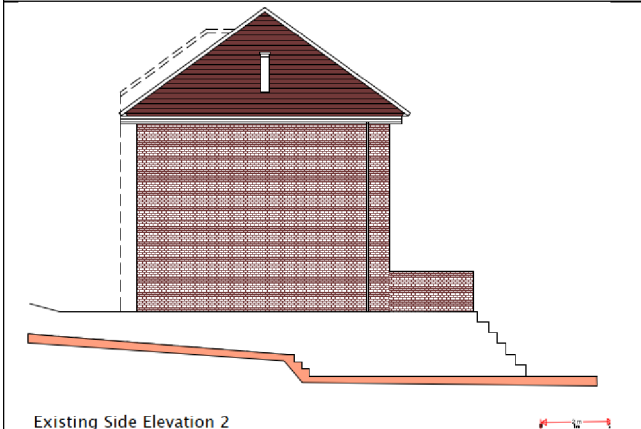
Proposed Rear Elevation



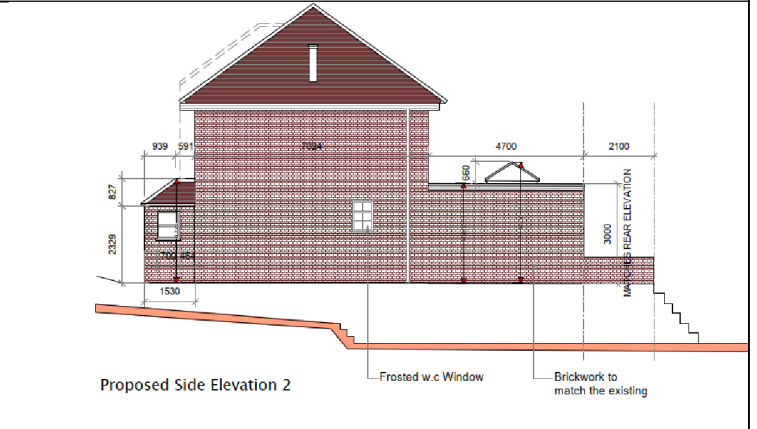
Existing Side Elevation 1



Proposed Side Elevation 1

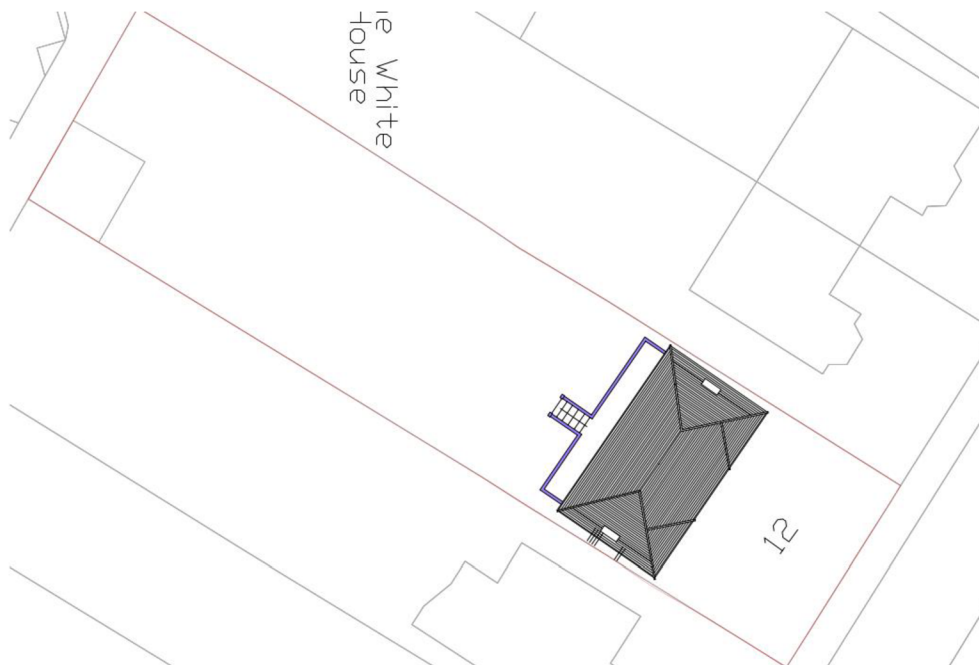


Existing Side Elevation 2

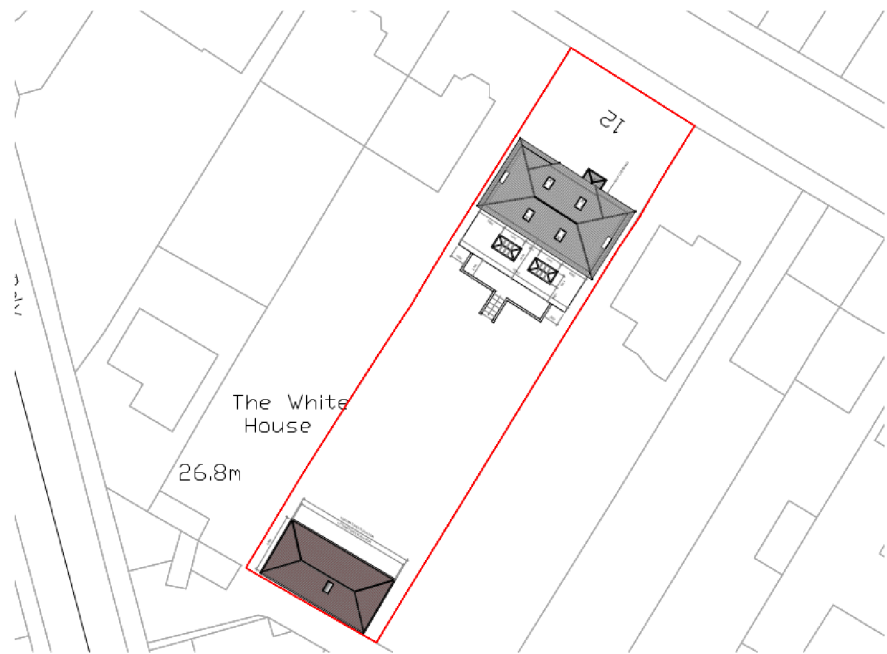


Proposed Side Elevation 2

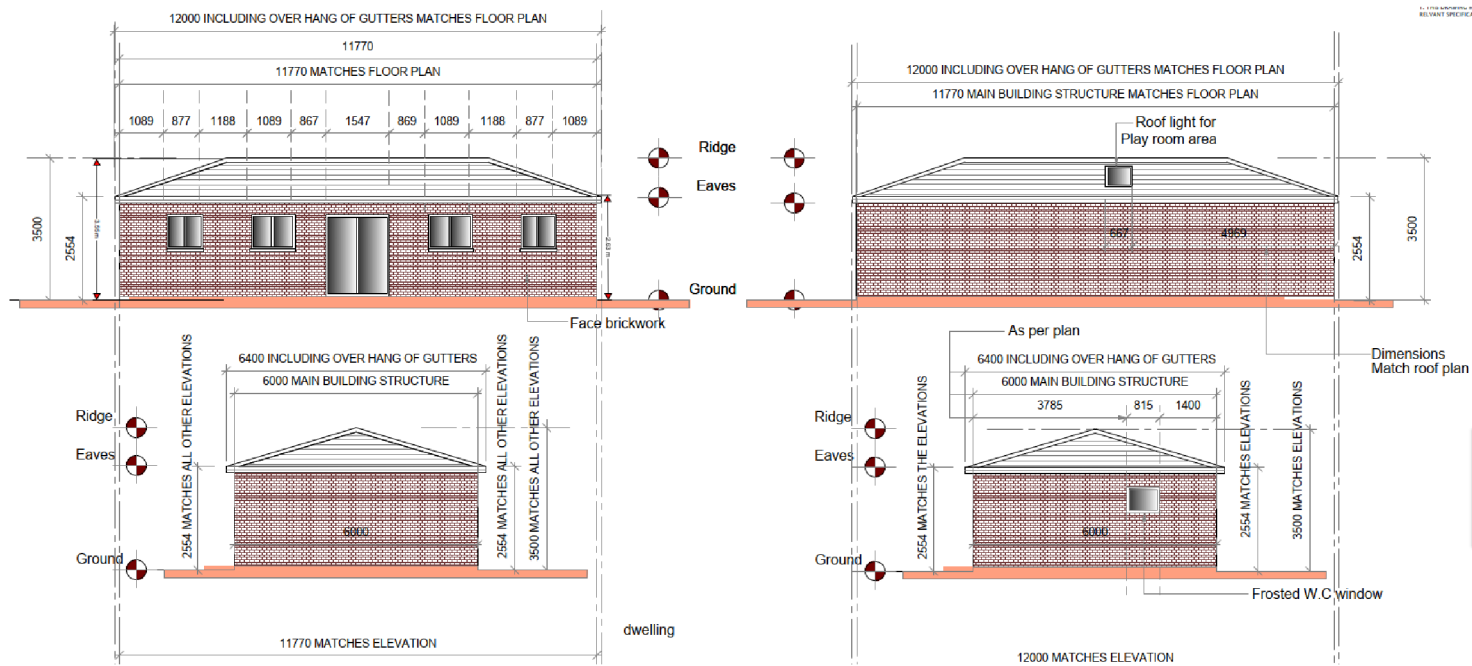
Existing

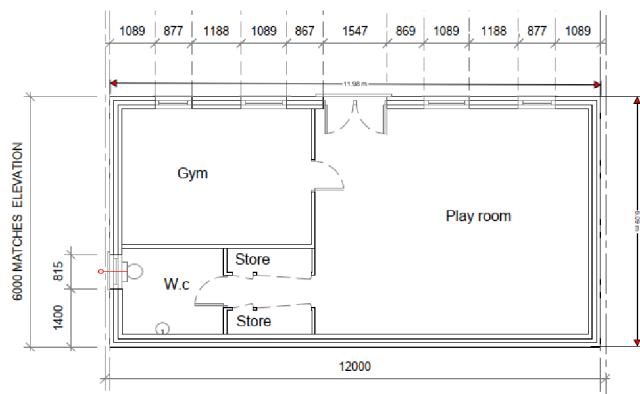


Proposed

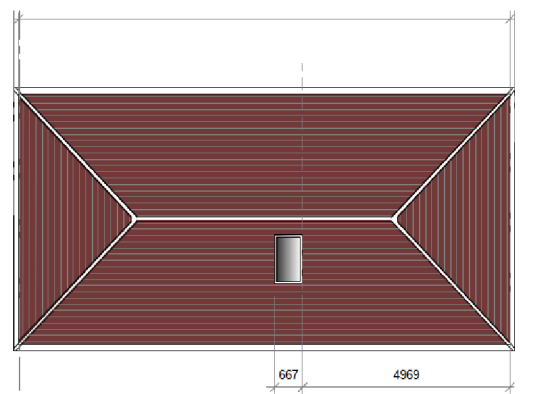


Proposed Outbuilding





Proposed Ground Floor Plan



Proposed Roof Plan

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The proposed external materials would complement the existing dwelling, which is desirable. If planning permission were to be forthcoming, a condition could be added to the decision notice in order to ensure the external materials would match those used in the existing dwelling.

In isolation, the proposed porch is considered to be acceptable in scale and design terms.

The proposed outbuilding is large. Notwithstanding its size, the outbuilding would be sited to the back of the rear garden and set in from the shared boundaries with No.s 10 and 14 Old Road East, which is preferable in design terms. Although substantial in height, it is considered on balance that the scale of the outbuilding would be proportionate to the size of the plot and dwelling. It would be visible in a limited capacity from the street scene, but is not considered to cause significant harm. Furthermore, a similar development, smaller in height could potentially be constructed in the rear garden under permitted development rights, providing that the legislative requirements are complied with. Therefore, on balance, the outbuilding would be acceptable in terms of design, character and appearance.

In isolation, the overall scale of the proposed single storey rear extension, associated platform and engineering operation, is large. However, with consideration to the existing situation and retention of the existing planting, as demonstrated on the floor plans, the proposal is on balance considered to be acceptable.

Overall, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The resultant garden area would accord with the requirements. In terms of room sizes, the proposed development would provide acceptable room area in accordance with the guidance.

It is noted that the shower rooms of the first floor level would fall below the requirements, however a shower takes up less space than a bath, there are additional facilities available, and it is therefore considered that sufficient space is provided. In addition, the small bedroom of the first floor would be substandard. Whilst this is unfortunate, alone, this is not considered sufficient grounds to refuse the application. As per the plans the loft space shall be used for storage purposes only.

On balance, with consideration to the above, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

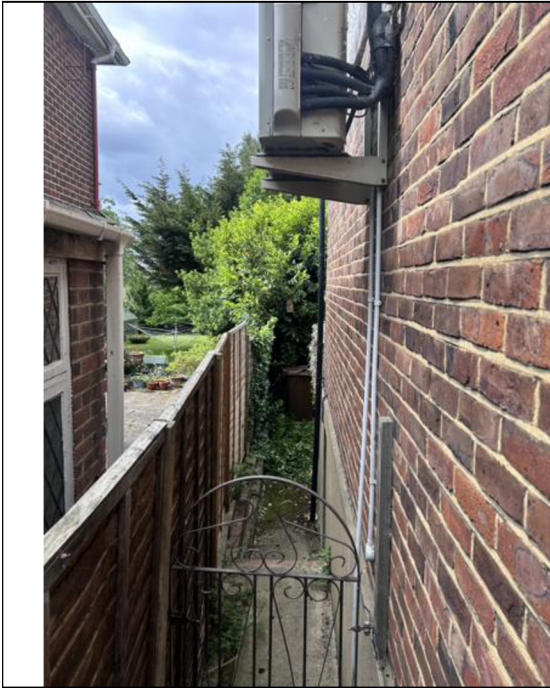
No neighbour responses were received as a result of the consultation carried out for the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

The outbuilding does not raise concerns in terms of neighbouring amenity and the new window in the flank elevation of the existing dwelling, and the outbuilding, would both serve a WC and would therefore be conditioned to be obscure glazed.

Given the land level changes that would be required to construct the single storey rear extension, it would sit at a significant height. However it is considered there is sufficient space between the application property and the directly adjacent neighbouring properties No.s 10 and 14 Old Road East, in order to have no detrimental impact in terms of loss of light, loss of outlook or cause a sense of enclosure. Initially, there were some concerns with the light impact to No. 14 Old Road East due to the land levels of the two properties. However, the agent provided photos, which alleviated these concerns:

Photos supplied by agent



In terms of privacy, it is considered that the development would improve privacy, as the extension (with no flank windows) would safeguard the top area of the garden. Given the topography of the location and the differing land levels, the development is will not worsen the existing situation that exists in this location.

On balance, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There is an increase in bedrooms, however there are no concerns in terms of highways and parking, given that there is an existing hardstanding area in the front garden, and that the requirements remain the same for a 4 bedroomed dwellinghouse, as they would for anything above this number.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is

unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 1 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site is located within the Woodfield Avenue historic landfill buffer zone. As such, if planning permission were to be forthcoming, a watching brief could be added to the decision notice to prevent harm to human health and pollution of the environment.

Conclusion

The application has been fully considered and accords with local and national planning policy.

On balance, the proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	09/07/2025	Dated:	11 July 2025